

049.0

0001

0006.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

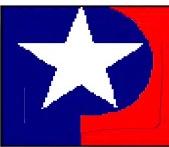
468,000 / 468,000

USE VALUE:

468,000 / 468,000

ASSESSED:

468,000 / 468,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		GARDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: POCHINI SCOTT A TRUSTEE	
Owner 2: GARDEN STREET RLTY TRUST II	
Owner 3:	

Street 1: 26 GARDEN STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	Type:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .31 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1920, having primarily Conc. Block Exterior and 2254 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	Amount	Com. Int
Item	Code	Description
Z	I	INDUSTRIA
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
13520	Sq. Ft.
Site	
0	15.5
	1.67 CF

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
332	13520.000	105,600	13,200	349,200	468,000		34563
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18

PREVIOUS ASSESSMENT								Parcel ID	049.0-0001-0006.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	332	FV	105,600	13200	13,520.	349,200	468,000		Year end	12/23/2021	
2021	332	FV	105,600	13200	13,520.	343,600	462,400		Year End Roll	12/10/2020	
2020	332	FV	105,600	13200	13,520.	338,000	456,800	456,800	Year End Roll	12/18/2019	
2019	332	FV	95,600	13200	13,520.	298,500	407,300	407,300	Year End Roll	1/3/2019	
2018	332	FV	95,600	13200	13,520.	298,500	407,300	407,300	Year End Roll	12/20/2017	
2017	332	FV	95,600	13200	13,520.	298,500	407,300	407,300	Year End Roll	1/3/2017	
2016	332	FV	84,600	13200	13,520.	298,500	396,300	396,300	Year End	1/4/2016	
2015	332	FV	79,900	13200	13,520.	270,400	363,500	363,500	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POCHINI ERNEST	28038-398		12/31/1997		40,000	No	No	F	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
10/21/2016	1289	Redo Bat	15,900	O					9/11/2018	MEAS&NOTICE	PH	Patrick H		
									3/16/2009	Meas/Inspect	197	PATRIOT		
									4/14/2000	Meas/Inspect	197	PATRIOT		
									11/1/1989		PM	Peter M		

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 39 - Repair Gar.		Full Bath	Rating:	A Bath:	Rating:	SONNY AND SONS AUTO BODY.																			
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth	Rating:																				
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Average	A HBth:	Rating:																				
Foundation: 6 - Slab		OthrFix:	Rating:	RESIDENTIAL GRID																					
Frame: 1 - Wood		OTHER FEATURES		1st Res Grid	Desc: Line 1	# Units																			
Prime Wall: 21 - Conc. Block		Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Sec Wall: 8 - Brick Veneer	25 %	A Kits:	Rating:	Other																					
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																					
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																					
Color: BRICK		CONDOS INFORMATION																							
View / Desir:		DEPRECIATION																							
GENERAL INFORMATION				LOCATION				REMODELING				RES BREAKDOWN				SUB AREA									
Grade: C- - Average. (-)				Total Units:				Exterior:				No Unit RMS BRS FL				Code Description Area - SQ Rate - AV Undepr Value									
Year Blt: 1920		Eff Yr Blt:		Floor:				Interior:								FFL First Floor 2,254 71.170 160,424									
Alt LUC:		Alt %:		% Own:				Additions:																	
Jurisdct:		Fact: .		Name:				Kitchen:																	
Const Mod:								Baths:																	
Lump Sum Adj:								Plumbing:																	
INTERIOR INFORMATION								Electric:																	
Avg Ht/FL: 10								Heating:																	
Prim Int Wal 5 - Minimul								General:																	
Sec Int Wall: %								Totals																	
Partition: T - Typical								0																	
Prim Floors: 12 - Concrete																									
Sec Floors: %																									
Bsmnt Flr:																									
Subfloor:																									
Bsmnt Gar:																									
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 2 - Gas																									
Heat Type: 1 - Forced H/Air																									
# Heat Sys: 1	% Heated: 100	% AC:																							
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled 0																								
MOBILE HOME				Make:				Model:				Serial #				Year:				Color:					
SPEC FEATURES/YARD ITEMS																PARCEL ID 049.0-0001-0006.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	20X24	A	AV	1930	20.21	T	40	332			5,800		5,800								
6	Carport	D	Y	1	60X24	A	AV	1930	8.37	T	40	332			7,200		7,200								
87	Fence-4	D	Y	1	48	A	AV	1970	6.00	T	39.2	332			200		200								
More: N				Total Yard Items:				13,200				Total Special Features:				Total:				13,200					
																IMAGE									
																AssessPro Patriot Properties, Inc									
																									